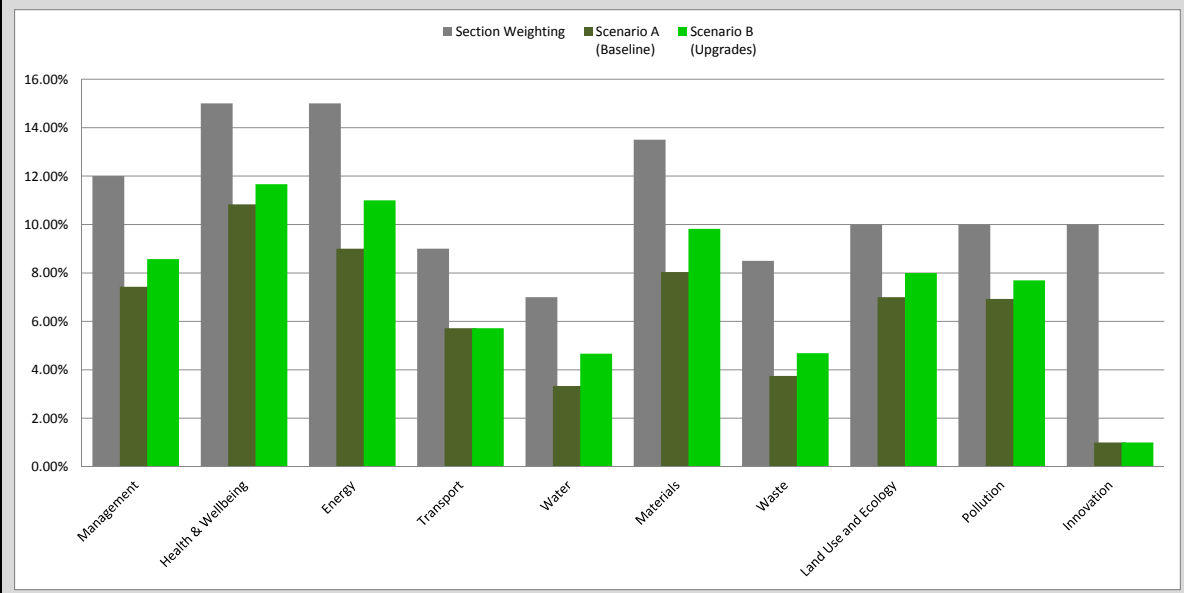


Credit Section	Section Weighting	Scenario A (Baseline)	Scenario B (Upgrades)
Management	12.00%	7.43%	8.57%
Health & Wellbeing	15.00%	10.83%	11.67%
Energy	15.00%	9.00%	11.00%
Transport	9.00%	5.71%	5.71%
Water	7.00%	3.33%	4.67%
Materials	13.50%	8.04%	9.82%
Waste	8.50%	3.75%	4.69%
Land Use and Ecology	10.00%	7.00%	8.00%
Pollution	10.00%	6.92%	7.69%
Innovation	10.00%	1.00%	1.00%
Total Score		63.02%	72.82%
BREEAM Rating		VERY GOOD	EXCELLENT



Scores are currently based upon a range of assumptions which must be agreed by the design team
 Credits cannot be awarded unless the required evidence is provided.
 Notes overleaf are a summary of the requirements only

39-41 North Road
 London
 N7 9DP

Revision By	Date	Status	Changes made	Comments on Revision
- Hulusi Mustafa	07/08/2015	DRAFT		
A				
B				
C				
D				
E				
F				

BREEAM 2014 Pre-Assessment (Schools)	Client:- GallifordTry Date Issued:- 07/08/2015
Project: Selwyn Primary	Target Rating Sought: VERY GOOD
Assessor: Hulusi Mustafa	BREEAM Rating Achieved: VERY GOOD 63.02% BREEAM Score Achieved: EXCELLENT 72.82%

Category	Credit ID	Credit Name	Credit(s) Available	VERY GOOD	EXCELLENT	Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating
				Scenario A (Baseline)	Scenario B (Upgrades)				
Management	Man 01	Project brief and design	4	4	4	Principle Contractor / CarbonPlan	<p><u>One credit - Stakeholder consultation (project delivery)</u></p> <p>1. Prior to completion of the Concept Design (RIBA Stage 2 or equivalent), the project delivery stakeholders (see Relevant definitions) have met to identify and define their roles, responsibilities and contributions for each of the key phases of project delivery.</p> <p>2. In defining the roles and responsibilities for each key phase of the project, the following must be considered:</p> <p>a. End user requirements</p> <p>b. Aims of the design and design strategy</p> <p>c. Particular installation and construction requirements/limitations</p> <p>d. Occupiers' budget and technical expertise in maintaining any proposed systems</p> <p>e. Maintainability and adaptability of the proposals</p> <p>f. Requirements for the production of project and end user documentation</p> <p>g. Requirements for commissioning, training and aftercare support.</p> <p>3. The project team demonstrate how the project delivery stakeholder contributions and the outcomes of the consultation process have influenced or changed the Initial Project Brief, including if appropriate, the Project Execution Plan, Communication Strategy, and the Concept Design.</p> <p><u>One credit - Stakeholder consultation (third party)</u></p> <p>4. Prior to completion of the Concept Design stage, all relevant third party stakeholders have been consulted by the design team and this covers the minimum consultation content (see compliance note CN3).</p> <p>5. The project must demonstrate how the stakeholder contributions and outcomes of the consultation exercise have influenced or changed the Initial Project Brief and Concept Design.</p> <p>6. Prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), consultation feedback has been given to, and received by, all relevant parties.</p> <p>EFA schemes undertake a rigorous consultation process which involves engagement with all key stakeholders and future building users. Beyond this the Principle Contractor is required to submit Contractor Proposals by RIBA Work Stage 3 for approval by EFA and key stakeholders; these scheme proposals undergo rigorous review and any feedback must be taken on board where feasible and implemented by the close of stage 4.</p> <p>The design team are required to provide documented evidence of the scope of the consultation processes above. This requires issue to BREEAM assessor of meeting minutes, consultation plan/strategy, presentations to all relevant parties and 3rd parties, examples of how the consultation has influenced the design of the scheme will need to be provided.</p>	<p><u>One credit - Sustainability Champion (design) (targeted)</u></p> <p>8. A Sustainability Champion has been appointed to facilitate the setting and achievement of BREEAM performance targets for the project. The design stage Sustainability Champion is appointed to perform this role during the feasibility stage (Stage 1, Preparation and Brief stage, as defined by the RIBA Plan of Work 2013 or equivalent).</p> <p>9. The defined BREEAM performance target(s) has been formally agreed (through a Contract / planning condition) between the client and design/project team no later than the Concept Design stage (RIBA Stage 2 or equivalent).</p> <p>10. To achieve this credit at the interim design stage assessment, the agreed BREEAM performance target(s) must be demonstrably achieved by the project design. This must be demonstrated via the BREEAM assessor's design stage assessment report.</p> <p><u>One credit - Sustainability Champion (monitoring progress) (targeted)</u></p> <p>11. The Sustainability Champion criteria 8, 9 and 10 have been achieved.</p> <p>12. A Sustainability Champion is appointed to monitor progress against the agreed BREEAM performance target(s) throughout the design process and formally report progress to the client and design team.</p> <p>To do this the Sustainability Champion must attend key project/design team meetings during the Concept Design, Developed Design and Technical Design stages, as defined by the RIBA Plan of Work 2013, reporting during, and prior to, completion of each stage, as a minimum.</p> <p>Design team to advise BREEAM assessor of current RIBA Work Stage. CarbonPlan to be appointed as BREEAM AP and deliver Stage 1 report. Formal letter template will be issued. BREEAM AP to attend regular full design team meetings to update the project team on progress - Project Manager to integrate AP attendance in project programme and include reference to RIBA 2013 Work Stages.</p>	None
	Man 02	Life cycle cost and service life planning	4	0	0	Contractor / CarbonPlan	<p>This is an onerous credits and a significant amount of work will need to be undertaken at an early stage with all the relevant documentation in place. These credits are currently not targeted.</p>	<p><u>Elemental Life cycle cost (LCC)</u></p> <p>2 Credits - An elemental life cycle cost (LCC) analysis has been carried out, at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design option appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:20081.</p> <p><u>Component level LCC Plan</u></p> <p>1 Credit - A component level LCC plan has been developed by the end of Process Stage 4 (equivalent to Technical Design - RIBA Stage 4) in line with PD 156865:2008</p> <p><u>Capital cost reporting</u></p> <p>1 Credit - Report the capital cost for the building in pounds per square metre (£/m²), via the BREEAM Assessment Scoring and Reporting tool.</p>	None
	Man 03	Responsible construction practices	6	5	6	Principle Contractor / CarbonPlan	<p>Pre-requisite: All timber and timber based products used on the project is 'legally harvested and traded timber'</p> <p><u>Environmental Management</u></p> <p>1 Credit - Where the main contractor has an EMS System. The principal contractor implements best practice pollution prevention policies and procedures on-site in accordance with Pollution Prevention Guidelines, Working at construction and demolition-sites: PPG6.</p> <p><u>Sustainability Champion (Construction)</u></p> <p>1 Credit - A Sustainability Champion is appointed to monitor the project to ensure on-going compliance with the relevant sustainability performance/process criteria, and therefore BREEAM target(s), during the Construction, Handover and Close Out stages (as defined by the RIBA Plan of Works 2013, stages 5 and 6). The BREEAM AP will visit the site regularly and record evidence. The defined BREEAM performance target forms a requirement of the principal contractor's contract.</p> <p><u>Considerate construction</u></p> <p>2 Credits - Contractor is required to achieve a minimum score of 36 under the CCS scheme.</p> <p><u>Monitoring of construction-site impacts</u></p> <p>1 Credit are targeted for the following which are standard Construction practice.</p> <ul style="list-style-type: none"> Metering and monitoring energy and water from construction (SMARTWaste tool can be adopted to deliver compliance against this although most major contractors operate their own in house tools.) 	<p><u>Monitoring of construction-site impacts (Upfit) - One credit</u></p> <p>Monitor and record data on transport movements and impacts resulting from delivery of the majority of construction materials to site and construction waste from site. As a minimum this must cover:</p> <p>a. Transport of materials from the factory gate to the building site, including any transport, intermediate storage and distribution. (see Relevant definitions).</p> <p>b. Scope of this monitoring must cover the following as a minimum:</p> <ul style="list-style-type: none"> i. Materials used in major building elements (i.e. those defined in BREEAM issue Mat 01 Life cycle impacts), including insulation materials. ii. Ground works and landscaping materials. <p>c. Transport of construction waste from the construction gate to waste disposal processing/recovery centre gate. Scope of this monitoring must cover the construction waste groups outlined in the project's waste management plan.</p>	None
	Man 04	Commissioning and handover	4	3	3	Principle Contractor / CarbonPlan	<p><u>Commissioning and testing schedule and responsibilities</u></p> <p>1 Credit - Commissioning and testing schedule in accordance with BSRIA and CIBSE Guidelines and appropriate standards for commissioning and re-commissioning of all complex and non-complex building services and control systems. An appropriate member of the design team is appointed to monitor and programme pre-commissioning, commissioning and where necessary re-commissioning.</p> <p><u>One credit - Commissioning building services</u></p> <p>5. The commissioning and testing schedule and responsibilities credit is achieved.</p> <p>6. For buildings with complex building services and systems, a specialist commissioning manager is appointed during the design stage (by either the client or the principal contractor) with responsibility for:</p> <ul style="list-style-type: none"> Undertaking design reviews and giving advice on suitability for ease of commissioning. Providing commissioning management input to construction programming and during installation stages. Management of commissioning, performance testing and handover/post-handover stages. <p>Where there are simple building services, this role can be carried out by an appropriate project team member (see criterion 3), provided they are not involved in the general installation works for the building services system(s).</p> <p><u>One credit - Building User Information</u></p> <p>Where a full Building User Guide has been prepared. (Mandatory)</p> <p>A training schedule is prepared for building occupiers/premises managers.</p>	<p><u>Testing and inspecting building fabric (Not sought)</u></p> <p>1 Credit - where the main contractor accounts for either a thermographic survey or air pressure testing of 100% of the building and any defects remediated. Must be undertaken by Suitably Qualified Professional.</p>	None
	Man 05	Aftercare	3	1	2	Principle Contractor	<p><u>Seasonal commissioning</u></p> <p>1 Credit - Where the Principle Contractor ensures the appropriate seasonal commissioning activities will be completed over a minimum 12 month period for complex and simple systems.</p>	<p><u>Aftercare support (targeted)</u></p> <p>1 Credit - The main contractor will provide aftercare support to the building occupier for at least 1 month following occupation. There is an infrastructure in place to co-ordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months.</p> <p><u>Post-occupancy evaluation (Not targeted)</u></p> <p>1 Credit where the Client makes a commitment to undertake Post Occupancy Evaluation for one year after building completion. This presents an additional cost to the project and is not sought at this stage.</p>	None
0.57% Per Credit	Total Credit Section Score	21	13	15					
		12.00%	7.43%	8.57%					

BREEAM 2014 Pre-Assessment (Schools)	Client:- GallifordTry Date Issued:- 07/08/2015
Project: Selwyn Primary	Target Rating Sought: VERY GOOD
Assessor: Hulusi Mustafa	BREEAM Rating Achieved: VERY GOOD BREEAM Score Achieved: 63.02%
	EXCELLENT 72.82%

Category	Credit ID	Credit Name	Credit(s) Available	VERY GOOD		EXCELLENT		Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating	
				Scenario A (Baseline)	Scenario B (Upgrades)	Scenario A (Baseline)	Scenario B (Upgrades)					
Health and Wellbeing	Hea 01	Visual comfort	5	5	5			MEP Consultant / Architect	<p>Two credit - Daylighting</p> <p>At least 80% of all occupier spaces must achieve the relevant daylight standards. Either the Universal Daylight Index (UDI) and Daylight Autonomy allow for both these credits to be achieved. There is some uncertainty within the Risk Register as to whether this credit can be achieved. MEP / daylight modeller to advise.</p> <p>One credit - Internal & external lighting, Zoning & occupant control</p> <p>Internal lighting strategies have been specified in accordance with the relevant CIBSE Lighting Guides including LG7; illuminance levels are specified in accordance with the SLL Code for Lighting 2012 or other relevant guidance. Areas used for teaching, seminar or lecture purposes have lighting controls provided in accordance with SLL Lighting Guide 5.</p> <ul style="list-style-type: none"> Library spaces: separate zoning of stacks, reading and counter areas. Teaching space/demonstration area. Whiteboard/display screen. Dining, restaurant, café areas: separate zoning of server and seating/dining areas <p>External lighting provided is specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places.</p> <p>One credit - View out</p> <p>95% of the floor area in relevant building areas are within 7m of a wall which has a window or permanent opening that provides an adequate view out. The window/opening must be ≥ 20% of the surrounding wall area. Where the room depth is greater than 7m, compliance is only possible where the percentage of window/opening is the same as, or greater than, the values in table 1.0 of BS 82061.</p> <p>One credit - Glare control</p> <p>The potential for disabling glare has been designed out of all relevant building areas using a glare control strategy, either through building form and layout and/or building design measures. Compliant shading measures for meeting glare control credit include:</p> <ul style="list-style-type: none"> building integrated measures (e.g. low eaves) occupant controlled devices such as blinds (where transmittance value is <0.1 (10%)) bioclimatic design external shading or brise soleil. <p>Glare control must provide shading from both high level summer and low level winter sun. Where using fixed systems, design studies can be used to demonstrate that sunlight is prevented from reaching building occupants during occupied hours. The proposed strategy is designed to work in tandem with the amount of natural daylight ensuring that adequate levels of lighting are maintained as per the requirements of the Universal Daylighting Index (Facilities Output Specification, June 2013, EFA).</p>		None	
	Hea 02	Indoor air quality	5	3	3			MEP Consultant / Architect / CarbonPlan (Air Quality Consultant)	<p>One credit - Minimising Sources of Air Pollution</p> <p>An Indoor air quality plan (IAQ) must be procured to ensure satisfactory indoor air quality levels are maintained and to satisfy the requirements of BREEAM Hea 02.</p> <p>One credit - Ventilation</p> <p>1. The building has been designed to minimise the concentration and recirculation of pollutants in the building as follows:</p> <p>2. Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation.</p> <p>3. Design ventilation pathways to minimise the build-up of air pollutants in the building, as follows:</p> <p>a. In air conditioned and mixed mode buildings/spaces:</p> <ol style="list-style-type: none"> The building's air intakes and exhausts are over 10m apart and intakes are over 20m from sources of external pollution; OR The location of the building's air intakes and exhausts, in relation to each other and external sources of pollution, is designed in accordance with BS EN 13779:2007 Annex A2. In naturally ventilated buildings/spaces: operable windows/ventilators are over 10m from sources of external pollution. <p>4. Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 13779:2007 Annex A3.</p> <p>MEP to advise on achievability of requirements as credit may have to be withheld.</p> <p>VOCs (products):</p> <p>1 credit where internal paints and varnishes and internal finishes will be specified in accordance with the relevant European Standards outlined in the BREEAM manual. At least five of the seven remaining product categories listed in Table - 18 meet the testing requirements and emission levels criteria for volatile organic compound (VOC) emissions (listed in the table).</p> <p>Relevant VOCs and formaldehyde standards must form part of the specification documentation.</p>	Formaldehyde & VOCs (Post-occupation testing) (Not targeted but potential uplift)	1 credit where post-occupation testing confirms that VOCs & formaldehyde levels are in accordance with the relevant standards.	None
	Hea 04	Thermal comfort	3	2	2			MEP Consultant	<p>Thermal Modelling</p> <p>1 Credit: Appropriate thermal modelling is to be carried out in accordance with CIBSE AM11 using appropriate software. Alternatively, for a building with a simple servicing strategy, ClassCool will suffice. TM52 Thermal Modelling is suitable for complex servicing strategies.</p> <p>Temperatures Control Strategy</p> <p>1 Credit: All radiators and radiant panels will be controlled by lampproof thermostatic radiator valves (TRVs) for rapid response local temperature control. MEP Engineer to confirm how this control strategy has been informed by the results of the modelling above.</p> <p>MEP engineer to advise whether these credits can be achieved.</p>	<p>One credit - Adaptability (Climate Change Environment) - NOT TARGETED</p> <p>1 credit: where the thermal modelling has been carried out for a projected climate change environment. This forms an extension of the first credit. This is an onerous credit and will require MEP Consultant to confirm whether this is something they have developed previously and whether it is to be targeted on this project. Relatively inexpensive credit to target however is dependant on what the modelling results require to be specified.</p>		None
	Hea 05	Acoustic Performance	3	2	3			Acoustic Consultant / Architect / MEP Consultant	<p>Pre-requisite: Require confirmation a suitably qualified acoustician has been appointed by the client at pre-bid/briefing stage of the project to provide early design advice. They have carried out a noise assessment based on predictions and further testing will be required following detailed design to ensure noise levels are in accordance with the standards below.</p> <p>Sound Insulation (1 credit): Achieve the performance standards set out in Section 2 of the Acoustic Standard for the Priority Schools Building Programme (APS) June 2013.</p> <p>Indoor Ambient Noise Levels (1 credit): Achieve the indoor ambient noise level standards set out within Section 2 of APS for all room types. For roofs with a mass per unit area less than 150kg/m² (lightweight roofs) or any roofs with glazing or rooflights, calculations using laboratory data with 'heavy' rain noise excitation as defined in BS EN ISO 140-18 are required (in accordance with the guidance in APS) for teaching/learning spaces to demonstrate that the reverberant sound pressure level in these rooms are not more than 20 dB above the appropriate limits presented within Section 2 of APS, table 1.</p>	<p>Reverberation (1 credit): Teaching and study spaces/open plan teaching spaces/corridor and stairwells, all to achieve relevant standards of acoustic performance (Control of reverberation, sound absorption and speech transmission index (STI)).</p> <p>Once a Suitably Qualified Acoustician is on board they will be able to advise on the achievability of this credit. Client Acoustics report (March 2013) details background noise levels which will form the basis of the acoustician's advice.</p>		None
	Hea 06	Safety and Security	2	1	1			Architect / Security Consultant / Landscape Architect	<p>One credit - Security of site and building (targeted)</p> <p>1 credit: Where a suitably qualified security specialist (SQSS) carries out a Security Needs Assessment (SNA) during / prior to RIBA Stage 2 Concept Design) and the recommendations integrated into the design of the building. Due to the nature of the project the security consultation is often taken place at a later stage - this is acceptable on the basis that the timing of the consultation hasn't hindered the ability to adopt security measures e.g. changes to the design.</p> <p>Design team to advise whether this will be undertaken and the principles of secured by design will be adopted. We require documented evidence of the engagement and examples of how this has influenced the design.</p>	<p>One credit - Safe Access (Not targeted)</p> <p>1 credit: The requirement of the 1st credit is onerous as this requires careful consideration and planning of pedestrian, vehicular and cycle access to the building including the lighting design. Design team (architect, landscaping, electrical) to confirm whether the BREEAM specific requirements of this credit can be achieved. Credit should ideally be considered during RIBA stage 2 to avoid non-compliance.</p> <p>Once a concept landscape strategy is determined, landscape architect to advise whether their is safe, segregated access to pedestrians, cyclists and vehicles; a separate area for refuse collection.</p>		None
		0.83% Per Credit	Total Credit Section Score	18 15.00%	13 10.83%	14 11.67%						

BREEAM 2014 Pre-Assessment (Schools)	Client:- GallifordTry Date Issued:- 07/08/2015
Project: Selwyn Primary	Target Rating Sought: VERY GOOD
Assessor: Hulusi Mustafa	BREEAM Rating Achieved: VERY GOOD 63.02% BREEAM Score Achieved: EXCELLENT 72.82%

Category	Credit ID	Credit Name	Credit(s) Available	VERY GOOD		Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating
				Scenario A (Baseline)	Scenario B (Upgrades)				
Energy	Ene 01	Reduction of energy use and carbon emissions	12	6	6	Energy Assessor / MEP Consultant	Credits will be reviewed once Part L 2A modelling has been carried out. A reduction in CO2 emissions of at least 35% of Part L 2013 is required under the London Plan. This is likely to be delivered through improved U-values, ultra efficient boilers, and solar PV. It is estimated that a minimum of 6 credits will be achieved. MEP loadwise if any further credits are likely to be achieved and of the sustainability targets.		None
	Ene 02	Energy monitoring	1	1	1	MEP Consultant	Energy metering systems are installed that enable at least 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories of energy consuming systems. Buildings with a total useful floor area greater than 1,000m2 are metered using an appropriate energy monitoring and management system Mandatory (1 credit): Separate accessible energy sub-meters with a pulsed output will be provided for the following in general but also for each use type: a. Space Heating b. Domestic Hot Water c. Cooling d. Fans (major) e. Lighting f. Small Power (lighting and small power can be on the same sub-meter where supplies are taken at each floor/department). g. Other major energy-consuming items where appropriate metering must be by floor plate as a minimum - Kitchen, lifts (passenger), computer suites and Sport hall will need to be separately sub metered. Requirements to be integrated into building services specification. MEP to confirm that appropriate sub-metering/Energy monitoring will be adopted.		One credit (First sub-metering credit)
	Ene 03	External lighting	1	1	1	MEP Consultant	One credit The average initial luminous efficacy of the external light fittings within the construction zone is not less than 60 luminaire lumens per circuit Watt. All external light fittings are automatically controlled for prevention of operation during daylight hours and presence detection in areas of intermittent pedestrian traffic. MEP consultant to confirm requirements for external lighting (see also Hea 01 and Pol 04) will be met.		None
	Ene 04	Low carbon design	3	1	1	MEP Consultant / Architect	<u>LZC Feasibility Study & specification of Technology</u> 1 credit can be targeted where a compliant LZC feasibility study has been carried out at RIBA stage 2 and the most suitable LZC technology specified. The LZC study should cover as a minimum: 1. Energy generated from LZC energy source per year 2. Carbon dioxide savings from LZC energy source per year 3. Life cycle cost of the potential specification, accounting for payback 4. Local planning criteria, including land use and noise 5. Feasibility of exporting heat/electricity from the system 6. Any available grants 7. All technologies appropriate to the site and energy demand of the development. 8. Reasons for excluding other technologies 9. Where appropriate to the building type, connecting the proposed building to an existing local community CHP system or source of waste heat or power OR specifying a building/site CHP system or source of waste heat or power with the potential to export excess heat or power via a local community energy scheme. A minimum 35% reduction in CO2 is required under the London Plan and it is likely that a portion of this will be delivered via solar PV. MEP to confirm percentage reduction from renewables. Note: this credit cannot be achieved unless a "meaningful reduction" in CO2 is achieved: As a guide, the installation should contribute at least 5% of overall building energy demand and/or CO2 emissions. Risk register currently advises that there is currently no allowance for renewables. CarbonPlan to advise on funding solutions.	Building services engineer to confirm whether the following can demonstrably be achieved: <u>Passive Design (not targeted - potential uplift)</u> (1 credit): The building uses passive design measures to reduce the total heating, cooling, mechanical ventilation and lighting loads and energy consumption in line with the findings of the passive design analysis. <u>Free Cooling (not targeted - potential uplift)</u> (1 credit): Prerequisite - passive design credit is achieved. Where the building utilises a free cooling strategy. With a good passive design, free cooling via night time cooling should be easily achievable. This will be determined from the TM52 modelling data which has been carried out.	None
	Ene 06	Energy efficient transportation systems	0	0	0	Vertical Lift Contractor / MEP Consultant	ASSUMED THAT A PLATFORM LIFT FOR DDA COMPLIANCE WILL BE USED ON THIS SCHEE (I.E. SPEED <= 0.15 M/S). MEP to advise if any passenger or goods lifts will be specified?	1 credit: A vertical lift analysis assessing transport demands and energy efficient features for BOTH the passenger and Goods lifts. The energy consumption has been calculated in accordance with BS EN ISO 25745 Energy performance of lifts, escalators and moving walks. Lift analysis to be developed to target any credits here. If platform lifts are specified then these credits are not applicable.	None
	Ene 08	Energy efficient equipment	2	0	2	Selwyn School / Principle Contractor / MEP Consultant		2 credits: The most energy efficient features are specified in light of the analysis. 2 credits: The following equipment EITHER qualifies for an Enhanced Capital Allowance Scheme claim (i.e. is on the Energy Technology Product List, ETPL) OR has been awarded an Energy Star rating OR has been procured in accordance with the Government Buying Standards . 1. Office equipment 2. Domestic scale white goods and other small powered equipment The project has incorporated at least two-thirds of the energy efficiency measures outlined in the section summaries of each of the relevant sections of CIBSE Guide TM505 (except as specified): 1. Section 8 (Drainage and kitchen waste removal) 2. Section 9 (Energy controls - specifically controls relevant to appliances) 3. Section 11 (Appliance specification - not fabrication or utensil specifications) 4. Section 12 (Refrigeration) 5. Section 13 (Washing: dishwashers and glasswashers) 6. Section 14 (Cooking appliance selection) 7. Section 15 (Water temperatures, taps, faucets and water saving controls). Confirmation will be required as to whether this is Principle Contractor or the Client's responsibility.	None
	0.79% Per Credit	Total Credit Section Score	19	9	11				
			15.00%	9.00%	11.00%				

BREEAM 2014 Pre-Assessment (Schools)		Client:- GallifordTry
Project: Selwyn Primary		Date Issued:- 07/08/2015
Assessor:- Hulusi Mustafa		Target Rating Sought: VERY GOOD
		BREEAM Rating Achieved: VERY GOOD
		BREEAM Score Achieved: 63.02%
		EXCELLENT 72.82%

Category	Credit ID	Credit Name	Credit(s) Available	VERY GOOD		Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating
				Scenario A (Baseline)	Scenario B (Upgrades)				
Transport	Tra 01	Public Transport Accessibility	3	2	2	Transport Consultant	The Accessibility Index for the site has been calculated as 7.14 from the proposed Main Entrance, therefore a maximum of two credits can be achieved.		None
	Tra 02	Proximity to Amenities	1	1	1	CarbonPlan	There is a relatively populated high street (Winchester Road, to the east of the site) located within 500m of the site therefore it is anticipated that a post box, food outlet and Cash machine will be situated here. Credit to be reviewed.		None
	Tra 03	Cyclist facilities	2	1	1	Landscape Architect / MEP Consultant	Cycle Storage 1 credit. Where adequate cycle storage for building users is specified: Primary school = 5 cycle storage spaces per form or class in year group. The proposed school will create a 3FE primary school, the new 691 place primary school will include 45 full time equivalent (FTE) nursery places and a provision for 16 under 3's. 3FE = 3 x 5no. cycle storage spaces = minimum 15no. BREEAM compliant cycle storage spaces required. Cycle storage area to be sheltered to protect from weathering, and external lighting for this to be in compliance with Hea 01 (External lighting criteria).	The current drawings confirm that no cyclist facilities will be provided for staff.	None
	Tra 05	Travel Plan	1	1	1	Transport Consultant / Landscape Architect / MEP Consultant / Selwyn Primary	A BREEAM compliant Travel Plan will need to be produced in light of a Transport Assessment. The Travel Plan will need to consider a range of building users and utilises surveys to inform the design of the building to improve transport accessibility. The Travel Plan must be developed during the feasibility and design stages. A transport assessment has been carried out by Robert West (June, 2014). This will need to inform the Travel Plan. The recommendations of the Travel Plan will need to be incorporated into the design of the building. The School must be involved in the development of the travel plan and they must confirm that the travel plan will be implemented post construction and be supported by the building's management in operation.		None
	1.29% Per Credit	Total Credit Section Score	7	5	5				
			9.00%	5.71%	5.71%				

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Category	Credit ID	Credit Name	Credit(s) Available	VERY GOOD		EXCELLENT		Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating
				Scenario A (Baseline)	Scenario B (Upgrades)	Scenario A (Baseline)	Scenario B (Upgrades)				
Water	Wat 01	Water Consumption	5	2	3			MEP Consultant / Architect	CarbonPlan are able to provide a guideline set of flow rates to achieve credits upon request. Please supply the intended flow rates for CarbonPlan to review. This specification will need to be included within the specification documentation. 2 credits where a 25% improvement over the baseline is achieved from domestic scale water-consuming components. a. WCs b. Urinals c. Taps (wash hand basins and where specified kitchen taps and waste disposal unit) d. Showers e. Baths f. Dishwashers (domestic and commercial sized) g. Washing machines (domestic and commercial or industrial sized). No greywater or rainwater harvesting systems have been specified. The FOS requires water consumption targets of 2.8 m3/person/year therefore it is anticipated that further credits will be available. Likely that flow restrictors will be installed. MEP to advise on target flow rate Water Monitoring - Mandatory for Very Good - 1 credit	3 credits where a 40% improvement over the baseline is achieved. 4 Credits where a reduction in water consumption over the baseline of 50% from the installations of sanitary fittings.	One credit
	Wat 02	Water Monitoring	1	1	1			MEP Consultant	1. The specification of a water meter on the mains water supply to each building; this includes instances where water is supplied via a borehole or other private source. 2. Water-consuming plant or building areas, consuming 10% or more of the building's total water demand, are either fitted with easily accessible sub-meters or have water monitoring equipment integral to the plant or area (see Compliance notes). The proposed Area Schedule would suggest that no such areas are present. 3. Each meter (main and sub) has a pulsed or other open protocol communication output to enable connection to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption (see Relevant definitions). 4. If the site on which the building is located has an existing BMS, managed by the same occupier/owner (as the new building), the pulsed/digital water meter(s) for the new building must be connected to the existing BMS. MEP consultant to confirm. MEP Consultant to advise whether the following water monitoring/response systems will be specified.		Criterion 1 only
	Wat 03	Water Leak Detection and Prevention	2	2	2			MEP Consultant	One credit - Leak detection system 1. A leak detection system which is capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter is installed. The leak detection system must be: a. A permanent automated water leak detection system that alerts the building occupants to the leak OR an inbuilt automated diagnostic procedure for detecting leaks is installed. b. Activated when the flow of water passing through the water meter/data logger is at a flow rate above a pre-set maximum for a pre-set period of time. c. Able to identify different flow and therefore leakage rates, e.g. continuous, high and/or low level, over set time periods. d. Programmable to suit the owner/occupiers' water consumption criteria. e. Where applicable, designed to avoid false alarms caused by normal operation of large water-consuming plant such as chillers. One credit - Flow control devices 2. Flow control devices that regulate the supply of water to each WC area/facility according to demand are installed (and therefore minimise water leaks and wastage from sanitary fittings). It is anticipated that flow control devices will be specified although MEP to advise.		None
	Wat 04	Water Efficient Equipment	1	0	1			Landscape Architect / MEP Consultant	The following are some examples of solutions deemed to satisfy compliance for a number of different building types or functions (where the unregulated water demand for that function is one of the significant contributor in the building): 1. Drip-fed subsurface irrigation incorporating soil moisture sensors. The irrigation control should be zoned to permit variable irrigation to different planting assemblages. 2. Reclaimed/recovered water from a rainwater collection or waste water recovery system, with appropriate storage, i.e. greywater collection from building functions or processes that use potable water, e.g. vehicle wash, training water in the stations, sanitary facilities, irrigation etc. This should take into account the Government Buying Standards' where appropriate to the building type. 3. External landscaping and planting that relies solely on precipitation, during all seasons of the year. 4. All planting specified is restricted to contextually appropriate species that thrive without irrigation and will continue to do so in those conditions likely as a result of climate change, i.e. typically warmer and drier conditions. It is understood from the Risk Register that a sprinkler system may potentially be installed - this will not be compliant and the credit cannot be targeted. Landscape Architect to advise on achievability.		None
	0.78% Per Credit	Total Credit Section Score	9 7.00%	5 3.33%	7 4.67%						

BREEAM 2014 Pre-Assessment (Schools)	Client:- GallifordTry
Project: Selwyn Primary	Date Issued:- 07/08/2015
Assessor:- Hulusi Mustafa	Target Rating Sought: VERY GOOD
	BREEAM Rating Achieved: VERY GOOD 63.02%
	BREEAM Score Achieved: EXCELLENT 72.82%

Category	Credit ID	Credit Name	Credit(s) Available	BREEAM Rating		Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating
				Scenario A (Baseline)	Scenario B (Upgrades)				
Materials	Mat 01	Life Cycle Impacts	6	4	4	Architect / Principle Contractor	The Principle Contractor should have experience in targeting a high number of credits under this category and regularly use materials with a Green Guide Rating of A/A+. A detailed materials strategy is currently being developed however all materials should have a Green Guide rating as above. Contractor to liaise with Architect.		None
	Mat 02	Hard Landscaping and Boundary Protection	1	1	1	Landscape Architect / Principle Contractor	Currently there are no specific details relating to the external hard landscaping although the Landscape Architect is to ensure that at least 80% of the hard landscaping has a Green Guide rating of A/A+. Hard landscape aggregates and materials should be sourced from suppliers holding responsible sourcing certification.		None
	Mat 03	Responsible Sourcing	4	2	3	Principle Contractor	<p>Materials to be sourced in accordance with Sustainable Procurement Plan. BREEAM Assessor to forward scope of plan.</p> <p>At least 80% of assessed materials will need to be sourced from suppliers capable of providing the relevant responsible sourcing certification i.e. BES6001 Tier 1/2.</p> <p>Insulation: Architect and design team to ensure that insulation will be used that has an appropriate Green Guide rating, and sourced from suppliers capable of supplying the relevant responsible sourcing certification.</p> <p>One credit - Sustainable procurement plan The principal contractor sources materials for the project in accordance with a documented sustainable procurement plan:</p> <p><i>A plan that sets out a clear framework for the responsible sourcing of materials to guide procurement throughout a project and by all involved in the specification and procurement of construction materials. The plan may be prepared and adopted at an organisational level or be site/project specific, and for the purposes of BREEAM compliance, will cover the following as a minimum:</i></p> <ol style="list-style-type: none"> 1. Risks and opportunities are identified against a broad range of social, environmental and economic issues. BS 8902:2009 Responsible sourcing sector certification schemes for construction products- Specification can be used as a guide to identify these issues. 2. Aims, objectives and targets to guide sustainable procurement activities. 3. The strategic assessment of sustainably sourced materials available locally and nationally. There should be a policy to procure materials locally where possible. 4. Procedures are in place to check and verify that the sustainable procurement plan is being implemented/adhered to on individual projects. These could include setting out measurement criteria, methodology and performance indicators to assess progress and demonstrate success. 	3 or 4 credits could be targeted but there needs to be some additional discussion relating to the certification of the suppliers of construction materials to ensure that the highest levels are achieved.	Criterion 1 only
	Mat 04	Insulation	1	1	1	Contractor / Architect	Principle Contractor to source Insulation materials from suppliers capable of providing the required Responsible sourcing certification (EMS ISO 14001/BES 6001 (ideally)). The elements specified must also hold a Green Guide Rating of 'A/A+'.		None
	Mat 05	Designing for Durability and Resilience	1	1	1	Architect / Landscape Architect	<p>Protecting vulnerable parts of the building from damage</p> <p>1. The building incorporates suitable durability and protection measures or designed features/solutions to prevent damage to vulnerable parts of the internal and external building and landscaping elements. This must include, but is not necessarily limited to:</p> <ol style="list-style-type: none"> a. Protection from the effects of high pedestrian traffic in main entrances, public areas and thoroughfares (corridors, lifts, stairs, doors etc.). b. Protection against any internal vehicular/trolley movement within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. c. Protection against, or prevention from, any potential vehicular collision where vehicular parking and manoeuvring occurs within 1m of the external building façade for all car parking areas and within 2m for all delivery areas. <p>Protecting exposed parts of the building from material degradation</p> <p>2. The relevant building elements incorporate appropriate design and specification measures to limit material degradation due to environmental factors.</p> <p>These measures will need to be specified and designed-in.</p>		None
	Mat 06	Material efficiency	1	0	1	All Design Team		<p>This credit aims to encourage measures to optimise material efficiency in order to minimise environmental impact of material use and waste. This can be an easy credit to achieve providing the relevant reports/meeting minutes are in place demonstrating the design team have considered this and the results impacted on the design of the building.</p> <p>CarbonPlan can develop and outline report and gather information from design team members for inclusion.</p> <p>The above is carried out by the design/construction team in consultation with the relevant parties (see CNS) at each of the following RIBA stages:</p> <ol style="list-style-type: none"> a. Preparation and Brief b. Concept Design c. Developed Design d. Technical Design e. Construction. <p>The involvement and documentation during key RIBA work stages makes targeting this credit unlikely although may be sought as an uplift if the design team can provide demonstrable examples.</p>	None
	0.96% Per Credit	Total Credit Section Score	14	9	11				
		13.50%	8.04%	9.82%					

BREEAM 2014 Pre-Assessment (Schools)	Client:- GallifordTry
Project: Selwyn Primary	Date Issued:- 07/08/2015
Assessor:- Hulusi Mustafa	Target Rating Sought: VERY GOOD
	BREEAM Rating Achieved: VERY GOOD 63.02%
	BREEAM Score Achieved: EXCELLENT 72.82%

Category	Credit ID	Credit Name	Credit(s) Available	VERY GOOD		EXCELLENT		Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating
				Scenario A (Baseline)	Scenario B (Upgrades)	Scenario A (Baseline)	Scenario B (Upgrades)				
Waste	Wst 01	Construction-site Waste Management	4	3	4			Principle Contractor / Waste/Demolition Contractor	<p>Principle Contractor must be capable of achieving the required waste generation and waste diversion requirements. Cost Consultant to include requirements in ER's.</p> <p>Up to three credits - Construction resource efficiency</p> <p>1. Where a Resource Management Plan (RMP)/SWMP has been developed covering the non-hazardous waste related to on-site construction and dedicated off-site manufacture or fabrication (including demolition and excavation waste) generated by the building's design and construction (see CN3).</p> <p>2. Where construction waste related to on-site construction and dedicated off-site manufacture/fabrication (excluding demolition and excavation waste) meets or is lower than the following:</p> <p>2 credits non-hazardous construction waste (excluding demolition and excavation waste) generated by the building's design and construction is <7.5m³ / ≤ 6.5 tonnes per 100m² gross internal floor area.</p> <p>Pre-Demolition Audit (MANDATORY if targeting any credits here)</p> <p>Where existing buildings on the site will be demolished a pre-demolition audit of any existing buildings, structures or hard surfaces is completed to determine if, in the case of demolition, refurbishment/reuse is feasible and, if not, to maximise the recovery of material from demolition for subsequent high grade/value applications. The audit must be referenced in the RMP and cover:</p> <p>a. Identification of the key refurbishment/demolition materials.</p> <p>b. Potential applications and any related issues for the reuse and recycling of the key refurbishment and demolition materials in accordance with the waste hierarchy.</p> <p>PLUS</p> <p>Diversion from landfill</p> <p>1 credit can be targeted where 70% (volume) of non-hazardous construction and 80% (volume) demolition waste (where applicable) generated by the project have been diverted from landfill.</p> <p>Waste materials will be sorted into separate key waste groups as per Table - 53 (according to the waste streams generated by the scope of the works) either on-site or through a licensed contractor for recovery.</p>	<p>Up to three credits - Construction resource efficiency</p> <p>3 credits - non-hazardous construction waste (excluding demolition and excavation waste) generated by the building's design and construction is <3.5m³ per 100m² gross internal floor area - this provides little scope to generate additional waste.</p> <p>Diversion from landfill (Exemplary Credit) - Not targeted</p> <p>1 Exemplary credit can be targeted where 85% (volume) of non-hazardous construction; 85% (volume) demolition waste; and 95% (volume) Excavation waste (where applicable) generated by the project have been diverted from landfill.</p>	None
	Wst 02	Recycled aggregates	1	0	0			Contractor / Structural Engineer	<p>Unlikely that suitable sources of recycled aggregates can be found within proximity to the site.</p>	Use of recycled aggregates can often present an onerous task in terms of identifying the sources and applications of aggregates used on site and ensuring they classify as secondary aggregates.	None
	Wst 03	Operational waste	1	1	1			Landscape Architect / Selwyn Primary	<p>1 credit: Compliant waste storage area with good vehicular and pedestrian access. Must be clearly labelled to assist segregation of recyclable waste and within 20m of site entrance.</p> <p>1. Dedicated space(s) is provided for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupant(s) and activities. This space must be:</p> <p>a. Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams</p> <p>b. Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors.</p> <p>c. Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily/weekly operational activities and occupancy rates.</p> <p>2. Where the consistent generation in volume of the appropriate operational waste streams is likely to exist, e.g. large amounts of packaging or compostable waste generated by the building's use and operation, the following facilities are provided:</p> <p>a. Static waste compactor(s) or baler(s); situated in a service area or dedicated waste management space.</p> <p>b. Vessel(s) for composting suitable organic waste resulting from the building's daily operation and use; OR adequate space(s) for storing segregated food waste and compostable organic material prior to collection and delivery to an alternative composting facility.</p> <p>c. Where organic waste is to be stored/composted on-site, a water outlet is provided adjacent to or within the facility for cleaning and hygiene purposes.</p> <p>Requirement for at least 2 sqm of recyclable waste storage area per 1000 sqm GIA.</p> <p>Note: The area for storage of recyclable materials must be provided in addition to areas and facilities provided for dealing with general waste and other waste management facilities, e.g. compactors, balers and composters.</p> <p>Landscape Architect to advise on achievability of credit.</p> <p>Documented evidence e.g. email, meeting minutes etc., from the future building occupier are required confirming likely waste streams.</p>		None
	Wst 05	Adaption to climate change	1	0	0			All Design Team		This credit requires the provision of a climate change adaption strategy specific to the structural and fabric resilience of the building. This credit has been introduced as part of the new 2014 BREEAM scheme.	None
	Wst 06	Functional adaptability	1	0	0			All Design Team		This credit requires the provision of a functional adaption strategy study which considers a range of design measures to ensure adaptions to the building can be made over a buildings lifespan.	None
		1.06% Per Credit	Total Credit Section Score	8	4	5				This credit has been introduced as part of the new 2014 BREEAM scheme.	
				8.50%	3.75%	4.69%					

BREEAM 2014 Pre-Assessment (Schools)	Client:- GallifordTry
Project: Selwyn Primary	Date Issued:- 07/08/2015
Assessor:- Hulusi Mustafa	Target Rating Sought: VERY GOOD
	BREEAM Rating Achieved: VERY GOOD 63.02%
	BREEAM Score Achieved: EXCELLENT 72.82%

Category	Credit ID	Credit Name	Credit(s) Available	BREEAM Rating		Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating
				Scenario A (Baseline)	Scenario B (Upgrades)				
Land Use and Ecology	LE 01	Site selection	2	1	2	Landscape Architect / Suitably Qualified Ecologist / Civil Engineer / Principle Contractor	<p><u>Previously Development Land (targeted)</u></p> <p>1 credit: On the basis that the building is to be developed on top of existing hard standing (current school building), one credit is targeted. If the proposed development is built on existing land of ecological value e.g. playing field then this credit will need to be reviewed. This credit is to be reviewing by the Suitably Qualified Ecologist.</p>	<p><u>Contaminated Land (potential uplift)</u></p> <p>1 credit: Risk Register confirms that there is a potential of contaminated land although this will need to be clarified through further ground investigations. Ground Investigation by EPS to be forward to BREEAM assessor to confirm if any contamination is present. TBC.</p>	None
	LE 02	Ecological value / Protection	2	2	2	Suitably Qualified Ecologist / Landscape Architect / Principle Contractor	<p>1 credit: It is likely that the site will be deemed to be of 'low ecological value' and this will need to be confirmed by a suitably qualified ecologist (SQE).</p> <p>1 credit: where suitable measures for ecological protection as recommended by the ecologist are in place during the construction process. Landscape architect to confirm protection measures.</p> <p>It is understood that an Ecology Report/Survey has been undertaken and this has identified potential bat roosting and TPO over trees. Further investigations and surveys will be required to determine extent of protection measures. Any protection measures must be specified on landscape drawings/specifications and implemented during the pre construction and construction phases.</p>		None
	LE 03	Mitigating ecological impact on existing site ecology	2	2	2	Landscape Architect / Ecologist	<p>Phase I Ecology Report to be issued to BREEAM Assessor. Following Landscape proposals a Phase II Ecology report may be required/existing report to be updated to advise on any further recommendations.</p> <p>1 credit can be targeted where the design team work in accordance with the ecologist to protect the ecological value of the site (landscape design and planting) to achieve a change in ecological value of the site is less than zero but equal to or greater than minus nine.</p> <p>2 credits can be targeted where the design team work in accordance with the ecologist to mitigate the ecological impact of the site (landscape design and planting) and achieve a change in ecological value equal to or greater than 0 i.e. no negative change.</p> <p>Where a Suitably Qualified Ecologist (SQE) has been appointed and, based on their site survey, they confirm the following and either the assessor or ecologist inputs this data in to the BREEAM LE 03/LE 04 calculator:</p> <ol style="list-style-type: none"> The broad habitat types that define the landscape of the assessed site in its existing pre-developed state and proposed state. Area (m2) of the existing and proposed broad habitat plot types. Average total taxon (plant species) richness within each habitat type. <p>The ecology report should stipulate general measures to mitigate impact on site ecology.</p>		One credit
	LE 04	Enhancing site ecology	2	2	2	Suitably Qualified Ecologist / Landscape Architect	<p>Phase I Ecology Report by Middlemarch gives recommendations to enhancement of site ecology. The Report will need to be updated in light of the proposed scheme, and landscape/planting strategy. The landscape strategy should adopt the recommendations given by the SQE in order to maximise site ecology.</p> <p>1 credit: A Suitably Qualified Ecologist will need to be consulted with during RIBA Work Stage 1 to determine a suitable strategy for the enhancement and protection of site ecology. Their subsequent report will need to be developed by RIBA Work Stage 2 to allow scope to maximise site ecology.</p> <p>We require confirmation that the necessary appointments and reports were undertaken at the required RIBA Work Stage (as above).</p> <p>1 credit: where the strategy for enhancement of site ecology results in an increase in ecological value of 6 plant species or greater.</p> <p>BREEAM LE 03/LE 04 calculations required as per LE03.</p>		None
	LE 05	Long term impact on biodiversity	2	0	0	Suitably Qualified Ecologist / Principle Contractor / Selwyn School	<p>Credits not targeted for Very Good.</p>	<p><u>Two Credits - Long term Habitat management (not targeted - potential uplift)</u></p> <p>Pre-requisite: Where a landscape and habitat management plan, appropriate to the site, is produced covering at least the first five years after project completion in accordance with BS 4202:2013 Section 11.1. This is to be handed over to the building owner/occupants for use by the grounds maintenance staff. To be developed by Suitably Qualified Ecologist.</p> <p>PLUS</p> <p>1 credit - At least TWO of the Additional Measures are implemented by the Principle Contractor</p> <p>2 credits - At least FOUR of the Additional Measures are implemented by the Principle Contractor</p>	None
	1.00% Per Credit	Total Credit Section Score	10	7	8				
		10.00%	7.00%	8.00%					

BREEAM 2014 Pre-Assessment (Schools)	Client:- GallifordTry Date Issued:- 07/08/2015
Project: Selwyn Primary	Target Rating Sought: VERY GOOD
Assessor: Hulusi Mustafa	BREEAM Rating Achieved: VERY GOOD 63.02% BREEAM Score Achieved: EXCELLENT 72.82%

Category	Credit ID	Credit Name	Credit(s) Available	VERY GOOD		EXCELLENT		Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating
				Scenario A (Baseline)	Scenario B (Upgrades)	Scenario A (Baseline)	Scenario B (Upgrades)				
Pollution	Pol 01	Impact of Refrigerants	3	1	2			MEP Consultant	<p>If the first two credits are to be targeted then it will need to be specified that the installed refrigerants have a GWP of < 10.</p> <p>This can be reduced to 1 credit where refrigerants have Direct Effect Life Cycle CO2 equivalent emissions of (DELCCO2e) of ≤ 1000 kgCO2e/kW cooling capacity.</p> <p>No refrigerants: Three credits can be awarded where no refrigerants are specified for the development. MEP consultant to confirm. What is the refrigerant charge of the cooling specified for IT/Server room? MEP to advise on scope of cooling.</p>	<p><u>Leak Detection System</u> 1 credit: If the third credit is to be targeted then a compliant refrigerant leak detection system will need to be installed with automatic shut-down. This is not dependant on the first two credits.</p> <p>An automated permanently installed multi-point sensing system, designed to continuously monitor the atmosphere in the vicinity of refrigeration equipment and, in the event of detection, raise an alarm. The system may be aspirated or have multiple sensor heads linked to a central alarm unit or BMS. Various sensor types are available including infra-red, semi-conductor or electro-chemical.</p> <p>The system must be capable of automatically isolating and containing the remaining refrigerant(s) charge in response to a leak detection incident (see Other information).</p>	None
	Pol 02	NOx Emissions	3	3	3			MEP Consultant	<p>3 credits: where the dry NOx emission level (measured at 0% excess O2) ≤ 40 mg/kWh (space heating and hot water). Ultra-efficient low NOx emissions boilers should be adopted on this scheme.</p> <p>This will need to be included in the mechanical specification - Heat recovery can be considered as having zero NOx emissions for the purpose of this issue. We will need to know the energy balance on how much heat the MVHR is providing.</p>		None
	Pol 03	Surface water run-off	5	3	3			Flood Risk Assessor / Civils/Drainage Engineer	<p>Flood Risk Assessment carried out in August 2014 by RAB Consultants. Flood Resilience: 2 Credits: where the site specific flood risk assessment looking at all sources of flooding has confirmed that the site is located within Flood Zone 1 (low risk of flooding). The report looks at all sources of flooding including tidal, fluvial, sewage, reservoirs, groundwater and surface water.</p> <p><u>Surface Water Runoff</u> 1 credit: Where evidence provided demonstrates that an appropriate consultant has been appointed and they have confirmed that the drainage measures specified ensure that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1 year and 100 year return period events, taking into account climate change.</p> <p>The site specific FRA will need to be updated based on the proposals. This will reflect the effects on surface water run-off based on the proposed design and drainage strategy. Drainage Engineer to advise on achievability of BREEAM credits based on proposed scheme. Credits to be reviewed.</p>	<p><u>Surface Water Runoff</u> 1 credit: Where evidence provided demonstrates that an appropriate consultant has been appointed and they have confirmed that there is no risk of flooding in the event of a local drainage system failure, AND EITHER - (Criterion 9) The post development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. - Any additional predicted volume of run-off for the 100 year 6 hour event must be prevented from leaving the site by using infiltration or other SUDS techniques OR (only where criterion 9 for this credit cannot be achieved) - Justification from the Appropriate Consultant indicating why the above criteria cannot be achieved i.e. where infiltration or other SUDS techniques are not technically viable options. - The post development peak rate of run-off is reduced to a limiting discharge. Drainage design measures are specified to ensure that the post development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flow rate from the following options: a. The pre-development 1-year peak flow rate. OR (maximum is 5 l/s at discharge point) b. The mean annual flow rate Qbar. OR c. 2l/s/ha.</p> <p><u>Minimising watercourse pollution</u> (1 credit): Where the FRA and drainage strategy demonstrate that there is no discharge from the developed site for rainfall up to 5mm. All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as Pollution Prevention Guideline 3 (PPG 3) and/or where applicable the SUDS manual. Where there is high risk of contamination in areas such as car parking oil/petrol interceptors are specified e.g. car park.</p> <p>Section 6.2 of the RAB FRA (August 2014) provides suitable SUDS. These should be incorporated into the scheme if this credit is to be targeted.</p>	None
	Pol 04	Reduction of night time light pollution	1	1	1			MEP Consultant	<p>The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the ILP Guidance notes for the reduction of obtrusive light, 2011.</p> <p>All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00.</p> <p>If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP's Guidance notes.</p> <p>Illuminated advertisements, where specified, must be designed in compliance with ILE Technical Report 5 – The Brightness of Illuminated Advertisements.</p> <p>MEP consultant to advise on achievability of these credits.</p>		None
	Pol 05	Reduction of noise pollution	1	1	1			Acoustic Consultant / Architect / MEP Consultant	<p>Pre-requisite: A Noise Assessment on the proposed plant to be carried out in accordance with the BREEAM requirements by a Suitably Qualified Ecologist. Once the design of the building has been determined, a more justifiable noise assessment can be undertaken and appropriate measures will be specified to ensure background noise from the plant room will be attenuated as necessary.</p> <p>Require confirmation that there are no noise sensitive buildings within 800m of the site. OR, where noise sensitive buildings are within 800m: The acousticians report has confirmed that noise attenuation measures (at source) have been specified in accordance with BS8233 and BB93.</p> <p>The noise level from the proposed site/building, as measured in the locality of the nearest or most exposed noise sensitive development, is a difference no greater than +5dB during the day (07:00 to 23:00) and +3dB at night (23:00 to 07:00) compared to the background noise level.</p> <p>Once a Suitably Qualified Acoustician is on board they will be able to advise on the achievability of this credit. Clement Acoustics report (March 2013) details background noise levels which will form the basis of the acoustician's advice.</p>		None
	0.77% Per Credit	Total Credit Section Score	13 10.00%	9 6.92%	10 7.69%						

BREEAM 2014 Pre-Assessment (Schools)		Client:- GallifordTry
Project: Selwyn Primary		Date Issued:- 07/08/2015
Assessor:- Hulusi Mustafa		Target Rating Sought: VERY GOOD
		BREEAM Rating Achieved: VERY GOOD 63.02%
		BREEAM Score Achieved: EXCELLENT 72.82%



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Category	Credit ID	Credit Name	Credit(s) Available	BREEAM Rating		Responsibility	Issues with Scenario A (Baseline) for VERY GOOD Rating	Upgrade Credits (Scenario B) / Issues to be aware of	Min for VERY GOOD BREEAM rating	
				VERY GOOD	EXCELLENT					
Innovation	Man 03I	Responsible construction practices	1	0	0	Principle Contractor	Credit not sought	Credit targeted requires a score of 40+ to be achieved. This is feasible but does require some additional effort to be required to demonstrate achievement over that of compliance under the considerate constructor's scheme.	None	
	Man 05I	Aftercare	1	0	0	Principle Contractor	Credit Not Sought	The Main Contractor commits to ensuring there is (or will be) operational infrastructure and resources in place to co-ordinate the collection, monitoring and reporting of activities at quarterly intervals for the first three years of building occupation.	None	
	Hea 01I	Visual Comfort	1	1	1	Architect	Innovation credit achieved if UDI is achieved.		None	
	Ene 01I	Reduction of energy use and carbon emissions	1	0	0	MEP Consultant	Credit Not Sought		None	
	Wat 01I	Water Consumption	1	0	0	MEP Consultant	Credit Not Sought		None	
	Mat 01I	Life Cycle Impacts	1	0	0	Principle Contractor	Credit Not Sought	Requires additional consideration of building materials to ensure that they are appropriately rated in the Green Guide to allow the required score for the exemplary credit to be achieved.	None	
	Mat 03I	Responsible Sourcing of Materials	1	0	0	Principle Contractor	Credit Not Sought	All suppliers of construction materials must be capable of providing the highest level of responsible sourcing certification, i.e. BES 6001.	None	
	Wst 01I	Construction-site Waste Management	1	0	0	Principle Contractor	Credit Not Sought		None	
	Wst 02I	Recycled aggregates	1	0	0	Structural Engineer	Credit Not Sought		None	
	Wst 05I	Adaption to climate change	1	0	0	All Design Team	Credit Not Sought		None	
	1.00% Per Credit	Total Credit Section Score	10	10.00%	1	1.00%				
		Overall Credits	129.00	75.00	87.00					
	Final BREEAM Score	110.00%	63.02%	72.82%						
	BREEAM Rating		VERY GOOD	EXCELLENT						